



tag



SALES & LETTINGS



2 Penny Black Cottages Post Office Lane, Tewkesbury, GL20 5AD
Asking Price £135,000

Tewkesbury: The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661



TAG Residential Lettings Limited. Registered in England No. 05783882
Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

PROPERTY SUMMARY

NO ONWARD CHAIN

Ideal First Time Buy or Investment Buyer

Living Room

Kitchen

Two Bedrooms

Bathroom

Attic Space

Town Center Location

Garde II Listed

Council Tax Band A

Situation

Penny Black Cottages is situated in the heart of the historic market town of Tewkesbury and is centrally located between Cheltenham, Evesham and Worcester close to the M5 motorway.

In addition to a wide range of shops, the town centre has many stunning Tudor buildings and a wealth of leisure, health, educational and arts facilities, including schools (pre-school, primary and secondary), theatre, hospital, swimming pool, library and supermarkets, whilst its close proximity to the motorway and railway station provide easy access to the rest of the country.



Description

TAG Sales & Lettings are pleased to present this charming two-bedroom Grade II listed cottage on Post Office Lane, right in the heart of Tewkesbury town centre. Perfect for first-time buyers looking to step onto the property ladder, or perhaps a rental investor seeking an opportunity for a second income, this home is also offered for sale with the advantage of no onward chain.

As you enter the property, you'll be welcomed into a living room/dining room, seamlessly opening into a fitted kitchen, with a window overlooking the shared courtyard garden. The first floor offers two bedrooms, with fixed storage in bedroom two, a family bathroom with low level W/C, bath with shower over and wash hand basin completes this floor.

The attic room is accessible from bedroom 1. This versatile space could serve as a separate study, dressing room, or additional storage.

Equipped with electric heating, this cottage combines character features, with modern convenience. Its prime location ensures you're close to local amenities, shops, and transport links, making it an attractive option for both homeowners and tenants, the property is also offered to the market with NO ONWARD CHAIN.

Don't miss your chance to own a piece of history —book your viewing today!

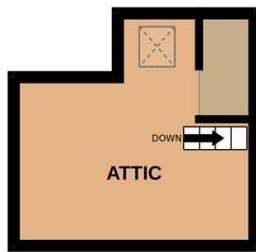
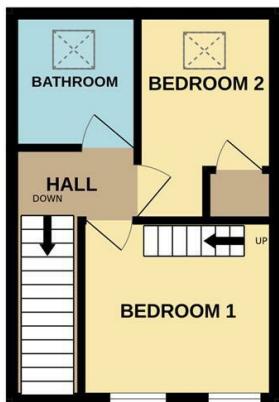
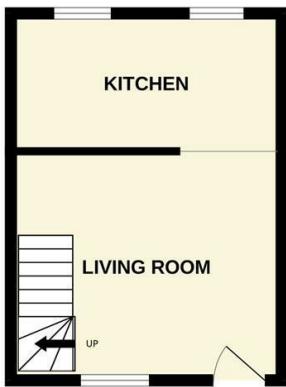
Approximately 91 Years left on the lease.
£70 a month maintenance charge



GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Living Room

13'01 x 11'01 (3.99m x 3.38m)

Kitchen

13'01 x 6'08 (3.99m x 2.03m)

Bedroom 1

8'10 x 8'08 (2.69m x 2.64m)

Bedroom 2

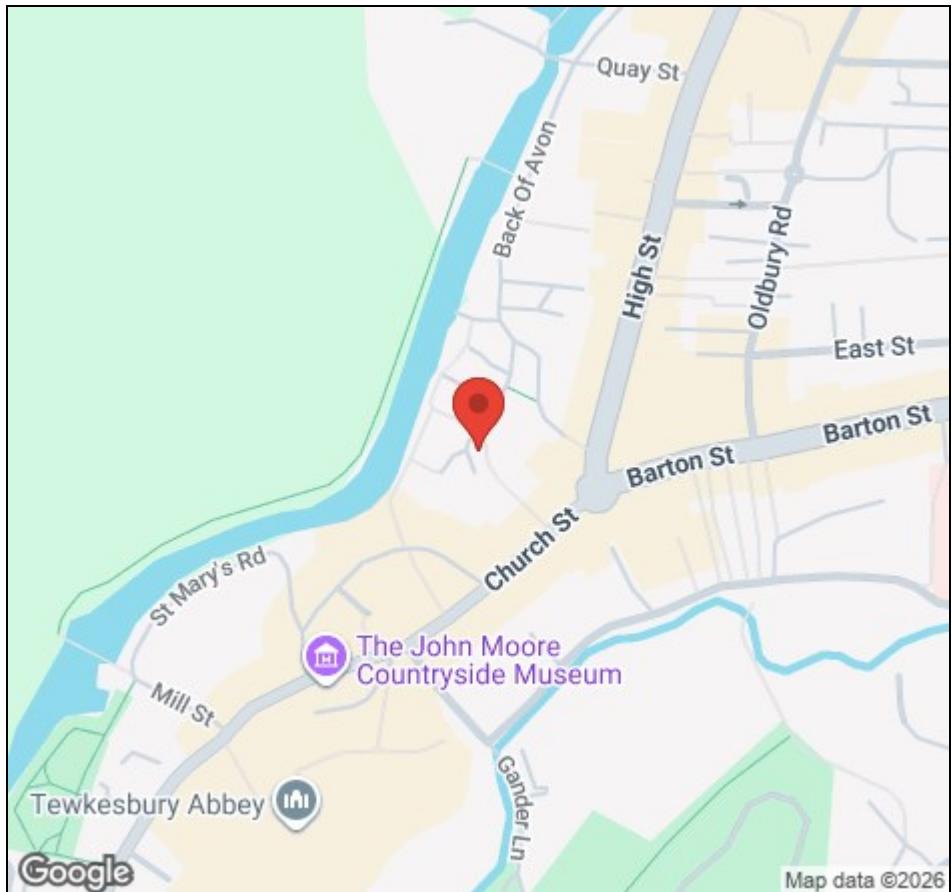
6'08 x 7'07 (2.03m x 2.31m)

Bathroom

6'01 x 6'06 (1.85m x 1.98m)

Attic Space

8'11 x 8'02 (2.72m x 2.49m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276
Email: info@tagsalesandlettings.co.uk

Agents Note: Room sizes quoted are approximate and should be used for guidance purposes only.
All appliances, fittings or heating systems have not been tested. Buyers are advised to seek verification from their surveyor or legal representative.
P Gregory & V Davis trading as TAG Residential Lettings LTD.